



**PLANNING COMMISSION  
Meeting Notes March 18, 2026**

<b><u>Commissioners present:</u></b>	David D. Jones, Gary Walvatne, Kris Kachirisky, and Tom Watton
<b><u>Commissioners absent:</u></b>	Kathryn Schulte-Hillen and Liz Dietz
<b><u>Council Liaison:</u></b>	Carol Bryck
<b><u>Staff present:</u></b>	Community Development Director Steve Koper, City Attorney, Ashleigh Dougill, Planning Manager Darren Wyss, Management Analyst Lynn Schroder
<b><u>Applicant Present:</u></b>	Eric Li, TVA Architects; Wendie Kellington, The Kellington Law Group; Chuck Kaddy, Owner; Evan Eykelboasch, Froelich Engineers; Mike Ard, Ard Engineering
<b><u>Public:</u></b>	David Robison, Shane Winder, Andrew Mulkey, Elizabeth Hayes, KD Mercer, Larry Hullman, David Dodds, Brent Hunsberger, Michael Kapigian, Anthony Bracco, Atheria Contreas, Barbara Serde, Roxana Khosrain, Eric Newgard, Frank Jalili, Paul Kreitzberg, Daniel Mercer, FD Schwarz, Kathy Fisher, Jessica Jones, Carol, Carol Pulvermacher, Marilyn Frankel, Roberta Schwarz, Edward Schwarz, Elizabeth Dietz, representing the Robinwood Neighborhood Association, and Jeannie Thompson

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The meeting video is available on [here](#).

**1. Call To Order and Roll Call**

Acting Chair Jones called the meeting to order at 6:00pm. Management Analyst Schroder called the roll.

**2. Public Comment related to Land Use Items not on the agenda**

None.

**3. Public Hearing (Quasi-Judicial): [CUP-25-03/DR-25-03/VAR-25-02 Proposal for a Conditional Use Permit, Class II Design Review, and Class II Variance to minimum window transparency standards for a new drive-through car wash at 18850 Willamette Drive](#)**

Acting Chair Jones introduced CUP-25-03/DR-25-03/VAR-25-02 for a Conditional Use Permit, Class II Design Review, and Class II Variance at 18850 Willamette Drive. The proposal is to construct a new drive-through car wash. Jones explained the hearing procedures and opened the public hearing.

City Attorney Dougill addressed legal standards and appeal rights. The substantive criteria that apply to the application are Community Development Code (CDC) Chapters 19, 32, 42, 44, 46, 48, 54, 55, 60, 75, 96, and 99.

Dougill addressed Planning Commission (PC) conflicts of interest, bias, ex-parte contacts, and jurisdiction. No Commissioner declared a conflict of interest or bias. Commissioner Watton declared a site visit and viewed the website the applicant. He stated that he would be able to make an impartial decision on the matter. Dougill asked if any audience member wished to challenge the PC's jurisdiction, impartiality, or ex-parte disclosures of any members of the PC. No challenges were made.

Principal Planner Wyss presented the staff report. The subject site is approximately 1.3 acres zoned General Commercial. A vacant fast-food building that includes a drive-through facility currently occupies the site. The property has two access points: one from Walling Way and shared access from Willamette Drive (Highway 43). The site includes existing street trees, landscaping, and a masonry wall with mature cedar trees along the eastern boundary. Surrounding street improvements are in place, including sidewalk, curb, and gutter along Walling Way, and sidewalk, bike lane, curb, and gutter along Highway 43. A Water Resource Area (WRA) is mapped on the southeast portion of the site, and the property includes existing stormwater detention and treatment facilities.

The proposed project involves demolition of the existing vacant fast-food restaurant, including its drive-through facility, and construction of a new 3,470-square-foot drive-through car wash. The applicant is requesting a variance from applicable window transparency standards for the proposed building. The development will retain existing access points from Willamette Drive and Walling Way and includes vehicle reservoir lanes accommodating 18 vehicles. A 17-space parking area is proposed, consisting of 14 vacuum service spaces, one ADA-accessible van space, and two employee parking spaces, with associated landscaping. Existing street trees and landscaping along both frontages will be preserved, as will the cedar trees located behind the masonry wall on the eastern portion of the site. Additional site improvements include a waste enclosure and two vacuum pump enclosures.

Wyss presented the applicable criteria and highlighted findings and conditions of approval related to setbacks, traffic, noise, and environmental impacts. He stated that the creek located on the property is piped under the property and is exempted from needing a Water Resource Areas permit. Traffic Impact Analysis (TIA) prepared by Ard Engineering showed that the car wash would generate significantly fewer peak hour trips than a fast-food restaurant. ODOT reviewed the TIA and determined there were no significant impacts to State highway facilities and no additional State review would be required. TVF&R reviewed the proposal and issued a Service Provider Permit approving fire access. The project was redesigned to eliminate predicted noise impact to the sensitive residential areas to the west resulting in compliance with DEQ standards. Wyss noted that the Planning Commission, as decision-making authority, could require submittal of additional noise studies. The proposed facility meets neighborhood plan goals and complies with city zoning regulations.

Staff recommended approval subject to the Conditions of Approval outlined in the staff report.

Clarifying questions from Commissioners focused on the water resources, traffic analysis, and noise generation elements of the staff report.

Eric Li, Li Architecture, presented the project proposal and site plans and architectural plans, emphasizing environmental design and integration with the adjacent wetland area on behalf of the applicant. He testified that the project meets all environmental standards, with stormwater from parking lots and non-carwash areas managed in compliance with all City standards, and car wash process water and solids handled separately where liquids are fully recycled and solids settle at the bottom of tanks before being periodically trucked off-site to lawful disposal locations. He noted that traffic impact analysis by Ard Engineering demonstrated that the car wash will generate fewer weekly peak hour trips and will not result in increases in traffic beyond what is allowed outright on the site or degrade operations of the area roadways and intersection. The noise analysis prepared by Erick Miller Klein, Acoustical Engineer at Tenor Engineering showed that project meets all noise standards. Last, Li testified that the project meets all Plan standards, noting that only standards in effect when application submitted can be applied.

Commissioners asked the applicant questions about the project proposal, noise study, stormwater management, trees, and traffic. Evan Eykelbosch, a civil engineer with Froelich Engineers answered

questions about the stormwater management.

Acting Chair Jones opened the hearing to public testimony. David Robison, Shane Winder, Jeannie Thompson, Andrew Mulkey, Elizabeth Hayes, KD Mercer, Larry Hullman, David Dodds, Brent Hunsberger, Michael Kapigian, Anthony Bracco, Atheria Contreas, Barbara Serde, Roxana Khosrain, Eric, Newgard, Frank Jalili, Paul Kreitzberg, Daniel Mercer, Ed Schwarz, Kathy Fisher, Jessicah Jones, Carol, Carol Pulvermacher, and Elizabeth Dietz, representing the Robinwood Neighborhood Association testified in opposition to the proposal.

Opponents raised concerns that the proposed car wash would worsen traffic congestion, create traffic safety issues and limit access to the shopping center. They argued the use is inconsistent with the community's vision for pedestrian-friendly, mixed-use, and environmentally sustainable development, particularly as outlined in the Robinwood Neighborhood Plan. Several noted that existing car washes nearby call into question the need for an additional facility and emphasized a preference for more diverse commercial uses.

Environmental concerns were also identified, including potential impacts to a nearby riparian corridor, risks of chemical runoff affecting water quality and wildlife, and questions about whether proposed filtration systems would be adequate. Testimony emphasized that applicable regulations require protection of waterways, and some argued the site may fall within a protected area.

Additional concerns included potential noise and odor impacts on nearby residences, as well as claims that the application lacks sufficient traffic and environmental analysis to meet city code requirements.

Commissioners discussed whether deliberations should continue to a later date due to the length of the hearing.

Wendie Kellington, The Kellington Law Group, and members of the applicant team rebutted the public testimony. Mike Ard, a traffic engineer with Ard Engineering rebutted public concerns related to blockage and obstruction of Walling Way. He testified that the project would generate less traffic than uses otherwise permitted on the site. Kellington outlined provisions of the City's comprehensive plan and development code provisions, noting that the project meets the standards of the development code. The Robinwood Neighborhood Plan cannot be applied directly to the project because it is not codified. The noise study demonstrates that the noise generated by the project stays well within DEQ noise standards. Kellington asked for an opportunity for a final written argument.

Commissioners asked questions about noise, stormwater treatment and mitigation, vandalism at the site, Kaddy's previous decision to leave another carwash facility on Highway 43, noise, and traffic. Members of the applicant team responded.

Michael Kapigian and others requested continuance of the hearing.

Commissioner Walvatne moved to close the public testimony of the hearing, leave the record open for written testimony until 03/25/2026 at 5:00pm, allow parties to respond to previously submitted written testimony until 04/01/2026 at 5:00pm, allow the applicant to submit final written argument until 04/08/26 at 5:00pm and reconvene for final deliberation on 04/15/2026 at 6:00pm. Watton seconded. **Ayes: Walvatne, Kachirisky, Watton, and Jones. Nays: None. Abstentions: None. The motion passed 4-0-0.**

#### 4. Planning Commission Announcements

None.

**5. Staff Announcements**

None.

**6. Adjourn**

Acting Chair Jones adjourned the meeting at 10:40pm.